



CITY OF MILWAUKIE

NOTICE OF WITHDRAWN APPLICATION

Date mailed: July 22, 2020

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property.

LAND USE APPLICATION #VR-2019-013 HAS BEEN WITHDRAWN BY THE APPLICANT.
THERE WILL BE NO CONTINUED PUBLIC HEARING.
THE JULY 28 PLANNING COMMISSION MEETING HAS BEEN CANCELED.

File Number(s):	VR-2019-013; P-2019-001; DEV-2019-013; TFR-2020-001
Location:	9391 SE 32 nd Ave 11E25BD07700 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	The applicant proposes to construct a 4-story mixed-use building with three commercial tenant spaces on the ground floor and 21 residential units on the site of a former auto repair shop. The development will include 17 covered parking spaces, frontage improvements, and landscaping. The applicant is requesting a reduction in the minimum required off-street parking spaces from 21 to 17 as well as variances to allow a building measuring 48 ft in height rather than the maximum 45 ft allowed and to allow an access driveway within 100 ft of an intersection. The applicant has submitted a Transportation Impact Study and a preliminary stormwater report.

Applicant/Primary Contact Person:	Auryn White, BAMA Architecture 7350 SE Milwaukie Ave, Portland, OR 97202 503-253-4283 / auryn@bamadesign.com
Owner(s):	Valerie Hunter 15350 SE Monner Rd., Happy Valley, OR 97086
Staff contact:	Vera Koliass, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 koliassv@milwaukieoregon.gov
Neighborhood District Association(s):	Ardenwald-Johnson Creek NDA, contact Matt Rinker: 971-336-8663
Applicable Criteria:	<ul style="list-style-type: none"> • MMC 12.16 - Access Management • MMC 19.303 - Commercial Mixed Use Zones • MMC 19.505.7 - Nonresidential Development • MMC 19.600 - Off-street Parking and Loading • MMC 19.700 - Public Facility Improvements • MMC 19.911 - Variances <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>

To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at www.milwaukieoregon.gov/planning/vr-2019-013.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:
 THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY
 FORWARDED TO THE PURCHASER.